

THE STABLES

£645,000

Hollin Hall, Lupton, LA6 2PT

Situated in an elevated position enjoying stunning far reaching views towards Ingleborough and the Barbon and Casterton Fells, a detached stone and slate barn conversion.

Converted in 1997 and later extended, offering sociable, light and bright accommodation with a wonderful reception room with glazing to one elevation and providing space for living and dining, kitchen, utility room, ground floor bedroom, shower room, and rear hall. Two first floor bedrooms and a house bathroom and second floor attic room with potential to upgrade. Detached double garage, gravel parking and turning and delightful gardens to two sides with lawns, seating terraces and planted beds, as well as a rear courtyard.

Set within a select former farmstead development of four properties, in a highly accessible location, close to the sought-after Lune Valley market town of Kirkby Lonsdale.





Welcome to **THE STABLES**

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Here's our TOP 10 reasons to love The Stables:

- 1. Stunning views** - situated in an elevated setting and enjoying splendid far reaching views towards Ingleborough to the southeast as well as the Barbon and Casterton Fells to the east.
- 2. An attractive, detached stone and slate barn conversion** situated within a select former farmstead of four properties, converted in 1997.
- 3. Flexible, light and bright spaces** - extended in 2011, the spacious, sociable and stylishly presented accommodation is set over three floors with a gross internal measurement of c. 1485 sq ft (138 sq m).
- 4. Come on in** - a covered entrance with glazed door and windows either side leads into a wonderful, contemporary reception room with space for living and dining. The dual aspect living area has a vaulted ceiling with the southeast elevation being glazed and incorporating sliding doors out to a seating terrace.
- 5. Dual aspect fitted kitchen** enjoying lovely views to the front, with sleek base and wall units, having Silestone worktops and integral appliances including a dishwasher, combination microwave/oven, induction hob and refrigerator. Backing up the kitchen is a utility room with rear access, sink unit and space for an undercounter washing machine and tumble dryer.
- 6. Ground floor bedroom and shower room** - oak stairs lead from the reception room to an inner hall off which is a double bedroom with glazed double doors out to a seating terrace, and a three piece shower room - ideal for guests. Off the inner hall is a rear hall with boiler/cloaks cupboard, a store cupboard and stairs to the first floor.
- 7. Two further bedrooms with splendid views** to the first floor; a double bedroom with built-in wardrobes and a small double.
- 8. Second floor attic space** - an enclosed staircase with understairs cupboard leads to a large attic room with exposed cruck beams and skylight window. This provides excellent storage/occasional bedroom/playroom but also offers an opportunity to upgrade to a fourth bedroom/home office. There is also a boarded and plastered loft with light - this can be accessed off the reception room.
- 9. Garaging and parking** - in 2018 consent was granted for a single storey detached garage. Situated to the northeast of the house, the double garage has remote controlled electric doors, useful mezzanine storage, skylight window, power and light. The gravel driveway provides parking and turning.
- 10. Outdoor space** - beautiful manicured gardens sit to two sides with lawns, seating terraces, planted beds, one with a pergola, silver birch trees and beech hedge. To the rear is an enclosed courtyard with access from the utility room.







Splendid semi-rural setting close to Kirkby Lonsdale

The Lune Valley begins just a few minutes' drive from Lancaster and borders the Forest of Bowland National Landscape and the Yorkshire Dales. It is one of the country's most picturesque areas and its scenic landscapes have, for centuries, inspired many writers and artists.

The Stables at Hollin Hall is situated close to **Kirkby Lonsdale** - the market town is a Lune Valley gem and for a number of years it has been voted in the top 10 places to live in the North West.

There's much to offer in terms of places to eat, meet for a coffee or glass of something stronger, independent shops, churches, a Post Office as well as a branch of Boots Chemist and a Booths supermarket. There's also a range of commercial businesses represented in the town as well as an opticians, two dentists and a large doctor's surgery.

Together the historic market town of **Kendal** (13.8 miles) and the Georgian city of **Lancaster** (17.1 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school. Dallam is at Milnthorpe and there are Boys' and Girls' Grammar schools in Lancaster. The area is also well served by private schools, including Sedbergh (with the preparatory school in Casterton), Giggleswick and Windermere.

For fans of the **great outdoors**, Kirkby Lonsdale is close to the National Parks of The Lake District and The Yorkshire Dales as well as the Forest of Bowland National Landscape. The area provides a stunningly scenic adventure playground for all. Likewise, Arnside and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay Estuary are not too far away if you are drawn to the coast.

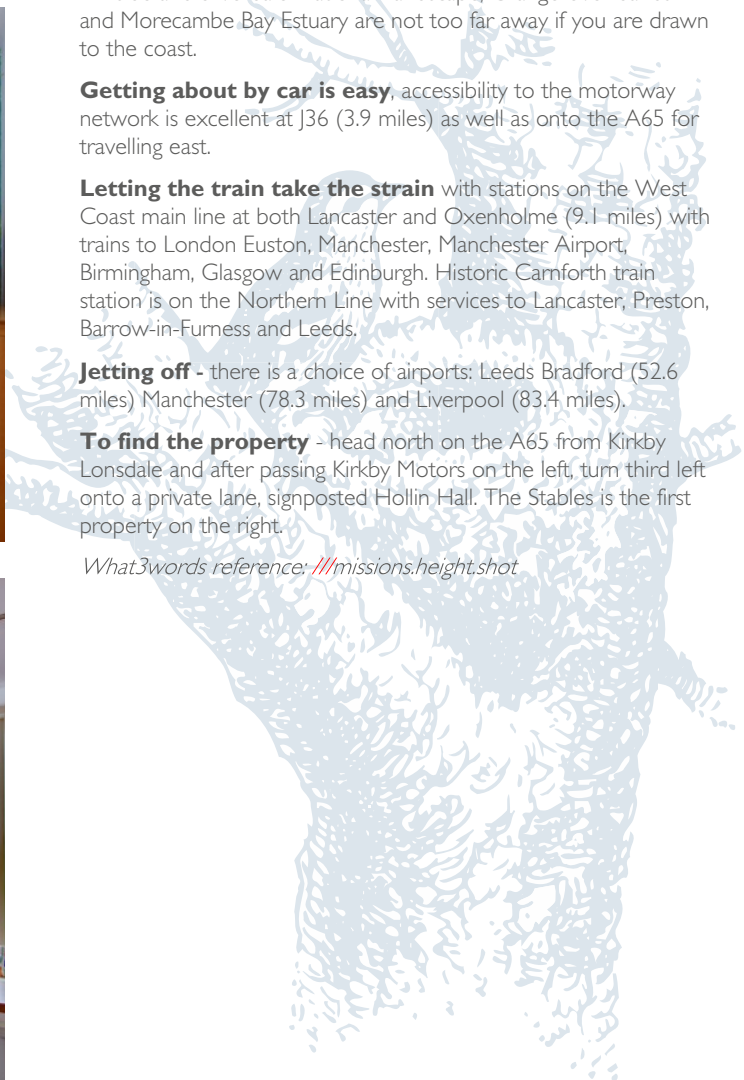
Getting about by car is easy, accessibility to the motorway network is excellent at J36 (3.9 miles) as well as onto the A65 for travelling east.

Letting the train take the strain with stations on the West Coast main line at both Lancaster and Oxenholme (9.1 miles) with trains to London Euston, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh. Historic Camforth train station is on the Northern Line with services to Lancaster, Preston, Barrow-in-Furness and Leeds.

Jetting off - there is a choice of airports: Leeds Bradford (52.6 miles) Manchester (78.3 miles) and Liverpool (83.4 miles).

To find the property - head north on the A65 from Kirkby Lonsdale and after passing Kirkby Motors on the left, turn third left onto a private lane, signposted Hollin Hall. The Stables is the first property on the right.

What3words reference: ///missions.height.shot



Services and specifications

- Mains electricity
- Drainage to a septic tank shared with The Farmhouse
- Mains water supply via a pump station at Hillside, Teamside and serving South Barn, North Barn, The Farmhouse, and The Stables
- LPG central heating boiler. The LPG tank is situated underground within the property's boundaries and serves three properties; North Barn, The Farmhouse, and The Stables.
- Double glazed windows and doors
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Underfloor heating in the ground floor shower room
- Oak internal doors
- Limestone flagged floor in the entrance/dining space, Amtico floor in the house bathroom with slate tiles in the shower room
- Security sensor lighting
- External water tap





The finer details

Council Tax

The Stables is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

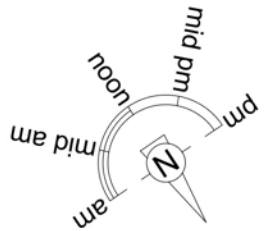
- Included in the sale: carpets, curtain poles and light fittings
- Available separately: curtains and blinds, white goods, and garden pots/troughs.
- The neighbouring property, The Farmhouse has a secondary vehicular access through the garden of The Stables
- The first section of the lane is owned by a third party (South Barn). The next section is owned by The Stables with The Farmhouse, North Barn and South Barn having a right of access across. Maintenance and upkeep costs are shared.
- Restrictive covenants apply - please ask the agent
- Freehold, with vacant possession on completion

Money Laundering

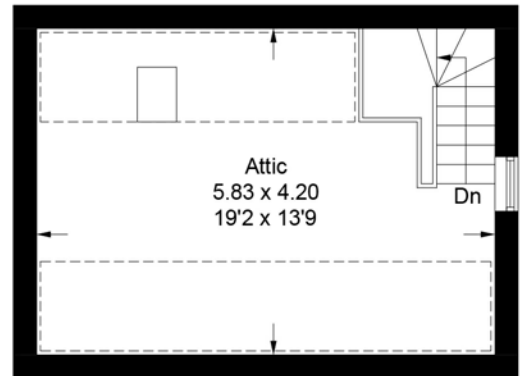
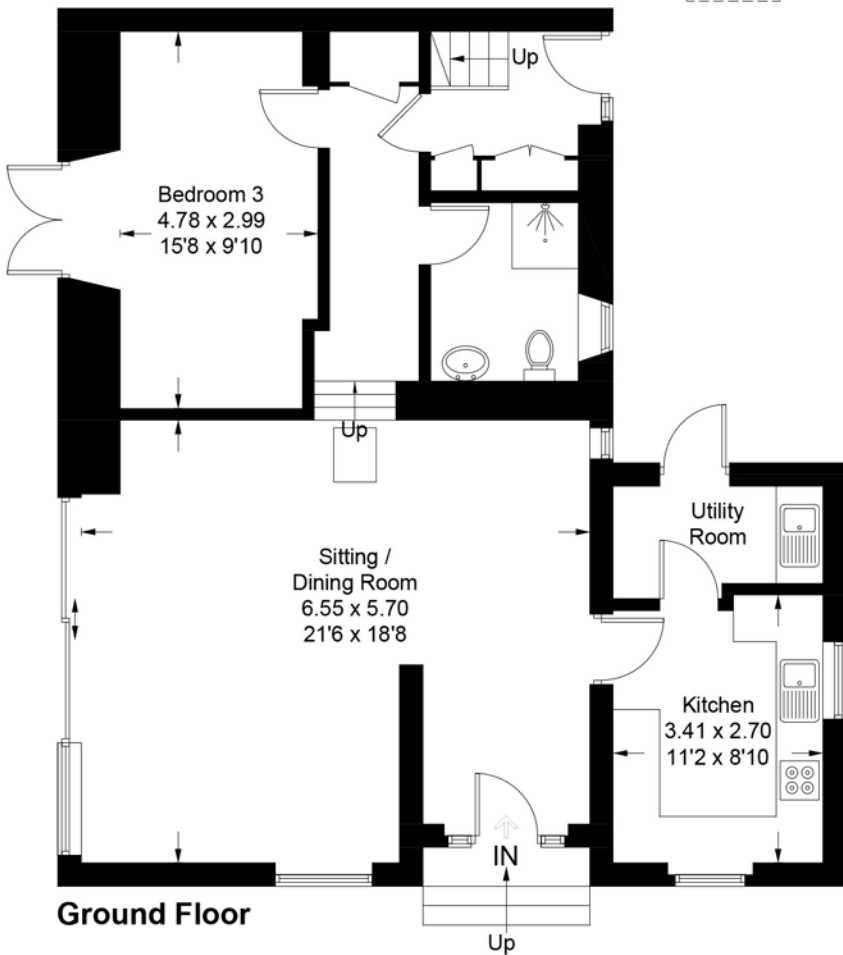
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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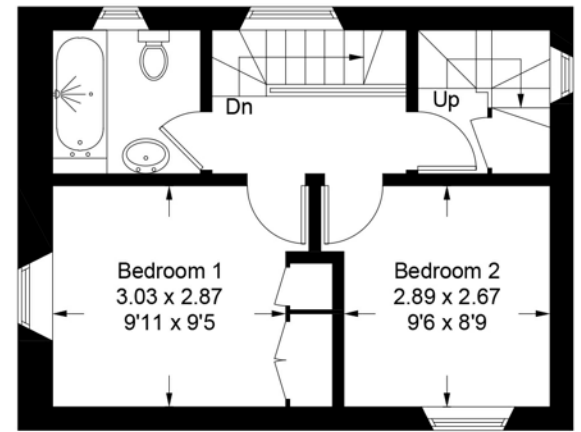
Approximate Gross Internal Area = 138.0 sq m / 1485 sq ft



= Reduced headroom below 1.5m / 5'0



Attic



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307010)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		

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